

## **Ashperton Neighbourhood Development Plan Examination**

### **Response by Ashperton Parish Council to Examiner's initial questions dated 29 January 2020**

#### 1. Settlement Boundary Map

*At the top of page 34 there is an untitled map which shows the settlement boundary for Ashperton. However, the boundary on this map is different to that shown on the coloured Ashperton Policies Map. Please can you confirm that the Policies map is the correct version?*

The two plans titled 'Ashperton Parish Policies Map' and 'Ashperton Policies Map' were produced and published independently by Herefordshire Council. The Parish Council did not intend that these plans be included with the Submission Draft. The Plan on page 34 of the Submission NDP shows the settlement boundary as included with the questionnaire in April 2016 and agreed by 70% of those responding. That plan is the definitive plan of the settlement boundary.

#### 2. Sites for Development Ashperton Village

*There are two statements about the number of planning consents in the village in Section 5.4. The first is in the second paragraph on page 36 which states that there are planning permissions for 15 dwellings plus 3 dwellings at or near completion at July 2019. The second statement, at the top of page 38, updates the position to August 2019. I think, therefore, that the earlier paragraph is now superseded and can be deleted. Please can you confirm that this interpretation is correct?*

The statement in the second paragraph on page 36 relates to the total 18 extant planning permissions and dwellings recently completed. Pages 37 and 38 detail those additional sites put forward for inclusion in the plan and explains why some were rejected, resulting a total potential of 25 dwellings during the plan period. It is accepted that perhaps this could be worded more clearly.

#### 3. Land to rear of school

*I saw from my recent site visit that the area of land within the settlement boundary and to the rear of the school appears to be an important part of the school grounds, being laid out with formal pitches and other equipment to support games and outdoor recreation. During the course of preparing the NDP was any consideration given to designating this area behind the school for recreation purposes to be protected under Herefordshire Local Plan Core Strategy Policy OS3 – Loss of open space, sports or recreation facilities?*

The land laid out with formal pitches and outdoor recreation facilities is immediately behind the school buildings and is part of the established school grounds. Beyond that is an extensive open field

with woodland to the South and West. This field is owned by the 'Ashperton Consolidated Charities'. Although shown within the settlement boundary this land has never been considered suitable for development as there is no current or potential means of access for such a use and the field has formerly been let for grazing. However, discussions are ongoing with regard to an application for change of use and for the school to lease the land for outdoor recreation.

#### 4. Site N7 Church Lane

*There seems to be an inconsistency between the text on under the heading N7 Church Lane on page 37 which states that an extensive site north of Church lane has "not been Identified as a proposed development site within the plan" and the settlement boundary depicted on the Ashperton Policies Map which shows the site as being within the settlement boundary and therefore, by implication, capable of being developed. Please can this inconsistency be explained?*

It is accepted that, in an effort to be concise, the text relating to Site N7 may have become unclear. The site put forward originally extended some way beyond the settlement boundary into agricultural land in the open countryside. Only that part of the site within the settlement boundary is shown on the plan. However, of course, not all land within the settlement boundary is suitable for residential development due to other constraints. Part of Site N7 is subject to archaeological constraints, being the location of a medieval village to the North of the Church and, despite previous 20<sup>th</sup> Century development in and off Church Lane, the junction with the A417 suffers from severely substandard visibility and it is likely that any proposal would be subject to objections on highway safety grounds.

#### 5. Policy E4 Wildlife and the Natural Environment

*Criterion d) of Policy E4 refers to "locally important sites". I think these may be the Local Wildlife Sites which are shown on the Ashperton Policies Map shaded in brown. Please can you confirm that is this is correct?*

As explained above the plan referred to does not form part of the Submission Draft. Also it does not show all of the sites referred to in the text as it omits the River Frome and the old canal. The plan on page 23 shows the 5 designated wildlife sites listed in Section 2.10 which also lists 8 other important sites/priority habitats. [Note however that Section 2.10 should refer to the plan being on page 23]. Policy E4 d) relates to all 11 locations.

Andrew Hammond MRTPI, Ashperton Parish Council, February 1, 2020.